

City Of Bloomington - Economic Development Commission

Meeting Information

Date: Tuesday, May 19, 2026

Time: 4:00 PM

Location: McCloskey Conference Room, City Hall, Bloomington, Indiana

Notice: Meeting was appropriately posted and noticed.

Note: The Zoom meeting link published for this public meeting did not work initially. A meeting was started using a different link than the one advertised. The first 15 minutes of the meeting were captured in a separate recording and shared via a passcode-protected Zoom link by Andrea de la Rosa. A written transcript is available. However, due to these recording issues, the available transcript may be incomplete. A complete recording is available on CATS TV: <https://catstv.net/>.

Attendance:

Commissioners Present: Kurt Zorn, President; Isak Asare, Vice President; Tim Henke, Commissioner; Liz Feitl, Commissioner; Vanessa McClary, Secretary

Staff Present: Jane Kupersmith; Andrea de la Rosa

Guests: Tyler Kalachnik, Ice Miller LLP; Nathan Ferrero and William Still, Bloomington Housing Authority; Geoff McKim, City Controller; John Fernandez, Amplify Bloomington; Clark Greiner, BEDC (remote)

I. Call to Order

President Zorn called the meeting to order at approximately 4:04 PM. A quorum was present.

II. Approval of Minutes – March 17, 2026

Two minor corrections were noted: a day-of-week error in the heading and a correction to Commissioner McClary's attendance notation (virtual). Motion to approve the corrected minutes passed unanimously.

III. New Business - Bloomington Housing Authority Bond Finance Project

Tyler Kalachnik (Ice Miller), Nathan Ferrero, and William Still presented a preliminary overview of a proposed BHA bond financing. The presentation was informational; no formal action was requested or taken.

- BHA is pursuing the acquisition of 5 properties (924 units) from Hometown Group. BHA holds no current ownership interest; broker due diligence is ongoing.
- Total project value is approximately \$82 million, including assumption of a \$65 million Fannie Mae loan and \$9 million in capital expenditures. Bonds are contemplated as 20–25-year fixed-rate debt.
- Tax-exempt essential-function bonds would be issued by BHA, a governmental entity. Volume cap and Indiana Finance Authority approval are not required.
- A confidential S&P rating is being sought; comparable West Coast housing authorities have received A- ratings. BHA surplus funds would serve as an additional pledge alongside project revenues.

- The financing team includes Ice Miller (bond counsel), CFX (financial advisor), and Colliers (underwriter). Bonds will be offered to a targeted investor group.
- Average rents at the properties are below 100% AMI. BHA intends to maintain affordability while funding approximately \$9 million in capital improvements. An outside property manager would be engaged.
- BHA projects approximately \$25 million in excess revenue over 7 years to support future affordable housing development. The transaction is partly a response to increasing uncertainty in HUD funding.
- BHA's board will consider a delegating resolution the following week. Substantially final documents will subsequently be presented to BHA's board and the Common Council before bonds are taken to market.
- Commissioners are encouraged to inform Council members that this item will be forthcoming. Staff indicated it may come before Council during budget season.

IV. Staff Report and Discussion Items

A. Opportunity Zones Update

The Opportunity Zone program has been made permanent (OZ 2.0). IEDC applications open in July 2026. Staff is working with RJL Consultants to identify eligible census tracts. EDC input on nominations may be sought at a future meeting; no statutory role is required.

B. Senate Bill 89 – Three-Way Alcohol Permits

SB 89 allocated two additional three-way permits to Bloomington. Private market prices have reached approximately \$250,000 due to demand pressure from Bloomington's outsized market relative to its permanent population. City Council is developing eligibility criteria; Commissioner Asare intends to consolidate criteria across permit categories. Staff will bring criteria to the EDC for input when ready, with a target of advancing initial legislation by June 10, 2026.

C. Strategic Sites – Sewer Service Extension Outside City Limits

Staff presented a memo introducing a new framework enabled by updated CBU rules and regulations that now allow sewer service extensions outside city limits to designated strategic economic development sites – a significant shift made possible by the resolution of the annexation litigation.

- ESD may designate a site as "strategic," triggering CBU evaluation and a potential will-serve letter. A formal application would then come to EDC for review and recommendation to Council. PILOT agreements are the contemplated payment mechanism.
- Staff proposed 125% of the county average wage (\$31.75/hour or \$65,676 annually) as a starting wage benchmark, consistent with a new IEDC standard. Clark Greiner noted this may be challenging for smaller or emerging companies.
- The Monroe County Airport has already been pre-designated as strategic, with a blanket CBU will-serve letter issued to support aerospace/aeronautics employer recruitment.
- Commissioners discussed pre-identifying a small number of priority sites versus maintaining a flexible, criteria-based process. General agreement that both approaches could be used in combination, and that meeting the wage threshold should be the primary gateway regardless of sector.
- Water and wastewater intensity was flagged as a practical constraint for site eligibility.
- Staff will organize a working session with CBU representation to map sewer capacity against candidate sites.

V. Summary of Action Items

- Staff – Monitor BHA bond process; assist commissioners in briefing Council members.
- Staff – Bring Opportunity Zone census tract nominations to EDC for input when ready.
- Staff – Share three-way permit eligibility criteria with EDC prior to Council presentation.
- Staff – Organize a strategic sites working session with CBU representation.
- Staff – Refine strategic sites framework, including tiered wage criteria, for future EDC review.

VI. Adjournment

Meeting adjourned. The next confirmed meeting is June 2, 2026.